

**Planning Commission Meeting  
February 15, 2000**

The San Bruno Planning Commission held its regular meeting on Tuesday, February 15, 2000 in the City Hall Council Chambers. Chair Birt called the meeting to order at 7:02 P.M. Roll call found C. Schindler, Marshall, Tobin, Petersen, Sammut, Johnson present. Staff present: George D. Foscardo, Community and Economic Development Director; Steve Padovan; Associate Planner; Raffi Boloyan, Assistant Planner; Jonathan Lowell, City Attorney; Janet Aki, Recording Secretary. C. Marshall led the assemblage in the Pledge of Allegiance.

**1. Approval of Minutes**

M/S Tobin, Schindler to approve minutes as submitted; all ayes.

**2. Communications - None**

**3. Public Comment (Items Not on Agenda) - None**

**4. 190 El Camino Real (Tape File 399-A, B)**

**Request for a Use Permit, Architectural Review Permit and Parking Exception to construct a three-story, 49 room hotel with one level of parking below grade and associated landscape and site improvements including a four space parking exception for providing 45 spaces where 49 are required in the General Commercial Zone District; per Sections 12.96.110.C.4, 12.100.090, 12.100.120 and Chapter 12.108 of the San Bruno Zoning Ordinance. Use Permit 99-41, Parking Exception 99-09, Architectural Review 99-16 (Public Hearing). Environmental Determination: Negative Declaration (Public Hearing). Zoning: General Commercial (C-1)**

C. Birt excused herself from this item since her office is next door to the proposed project. C. Johnson assumed as chair.

Mr. Padovan entered staff report dated February 15, 2000 into the record. A digital photo presentation was provided. A material sample board and color palette were provided. C. Tobin recommended the Architectural Review Committee review and approve the exterior color palette.

The public hearing opened. Tony Brandi was present to represent George Avanesian and Associates, project architect. Mr. Brandi stated they read and agree to the conditions of approval. C. Marshall asked about access to the garbage area. Mr. Brandi responded the garbage area needs to be inside unless they tunnel into San Felipe so the entrance and exit will be through the garage. In response to C. Tobin's question about excavation and landscaping, Mr. Brandi stated that most of the excavation will be at the north end of the building. There is about 4-1/2 feet difference between the elevation and grade proposed at the south end. They plan to go to the second level below the ground but will replace some of the ground with the dirt that is removed. As far as using indigenous plants, the landscape architect met with the planning staff, however, they are open to change.

C. Petersen inquired if the windows would be openable since it would be quieter in residential areas if they did not. Mr. Brandi said they prefer the windows open even though they rarely are since people use air conditioning. This would be the operator's decision. C. Petersen asked about the vent on the roof and keeping the noise level below 60 DBs. Mr. Brandi said this would face the street side and will be concealed. C. Sammut commented that condition no. 15 appears to require the windows be openable.

C. Marshall asked about signage. Mr. Brandi responded they propose a sign on the building and monument sign at the corner on San Felipe Avenue. Mr. Padovan explained signage has been addressed in condition no. 11. C. Johnson asked about placing a handicap railing on the ramp. Mr. Brandi said railings would be on the inside of the wall.

**Planning Commission Meeting  
February 15, 2000 - Page 2**

Nancy Truman, Mastick Avenue, spoke in opposition to the proposal stating there are five hotels in a four block area along this corridor. Simply because the city would like to collect hotel taxes does not mean they are a good thing. She objects to having this near her home. Other issues are the safety of children going to school; noise; overbuilding on the site; city should insist that union workers be used; the view of air conditioners on the outside is unsightly; could support an upscale high rise five star hotel.

Bill Ruggiero, San Luis Avenue, stated the actions taken by the Planning Commission have a direct effect on the lives of the residents and he cannot see how a 49 unit hotel can add to the quality of life. The building is too tall and will be 15 to 20 feet higher than the new building to the south. The room count should be reduced so a parking exception is not necessary. Even though a shuttle service could alleviate some parking problems, people still need to drive to restaurants, shops, etc. The Commission should uphold the parking standards.

The hearing closed without objection.

C. Tobin expressed concern about this project since so many similar ones have been recently approved. However, he feels this would be better than an auto related use. Suggested that when the General Plan is reviewed, there should be a cap on the number of these types of uses within a certain distance. He would also like to see the property landscaped with plants that are indigenous to California, the fence on the East side replaced, and a passenger loading zone in front.

C. Marshall inquired about the privacy issue whereby the views from the second floor would be directed to the windows on the first floor of the adjacent building. Additionally, the size of the rooms look quite small. Mr. Padovan responded there would be a five foot landscaped area between the buildings. The rooms are standard 12 to 13 feet wide which is typical in this type of hotel. The City has not sought these types of uses; it is just that no other types of applications have come forward.

C. Marshall pointed out that Rudy Stuber, City Building Inspector, was in the audience and could possibly answer the question about having openable windows. Mr. Stuber stated the California State Building Code requires that all floors below the fourth floor have openable egress windows. Also, on the ramp if the slope is 1 to 20 or less, a handrail is not required. Mr. Padovan added this building will be fully sprinklered.

C. Johnson commented her concern is what these buildings will look like in 20-30 years. Parking and noise have not been perceived as issues at the other hotels.

M/S Petersen, Schindler that the San Bruno Planning Commission certify the Negative Declaration and Fish and Game De Minimis Impact Findings and approve Use Permit 99-41, Architectural Review Permit 99-16, and Parking Exception 99-09 pursuant to the following Findings of Fact and Conditions; passed by the following vote:

AYES: C. Petersen, Schindler, Johnson, Sammut, Marshall, Tobin  
NOES: None                      ABSTAIN: C. Birt                      ABSENT: None

**FINDINGS FOR APPROVAL**

1. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday, November 13, 1999 and January 29, 2000, and notice mailed to property owners within 300 feet of the project site on November 10, 1999 and February 1, 2000.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an

**Planning Commission Meeting  
February 15, 2000 - Page 3**

administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.

4. The Use Permit, Architectural Review Permit and Parking Exception to construct a three story, 49 room hotel with one level of parking below grade and associated landscape and site improvements including a four space parking exception for providing 45 spaces where 49 are required in the General Commercial Zone District at 190 El Camino Real will not be injurious or detrimental to the property and improvements in the neighborhood or to the general welfare of the city because the use is compatible with existing uses in the area and there is adequate parking and circulation.

5. If the following conditions of approval are adhered to, the Architectural Review Permit, Use Permit and Parking Exception will not unreasonably restrict or interfere with light and air on the property and other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood. The general appearance of the hotel is in keeping with the character of the commercial uses along El Camino Real and will not be detrimental to the adjacent real property because lighting and noise impacts are minimal, landscaping is improved and the size and scale of the building are similar to other buildings in the area.

6. The proposed use will not affect or damage natural resources or features. The facility is located in an urban environment within a predominantly developed commercial district.

7. The proposed use is consistent with the general plan which allows for lodging services in this commercial zone and there are similar uses in the property's vicinity.

8. The Conditions of Approval imposed on this request should adequately regulate and mitigate potential negative impacts that might be associated with this type of use.

9. A Negative Declaration was prepared for the project in accordance with the provisions of CEQA, as amended. It was determined that no significant impacts would result from the proposal.

10. The strict application of the provisions of this chapter would cause particular difficulty or undue hardship in connection with the use and enjoyment of said property. The 45 proposed parking spaces is the maximum design potential on the lot and should be adequate because ten to fifteen percent of the guests typically arrive by taxi or shuttle.

11. The establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in this chapter as are reasonably possible. This project proposes an 8% reduction in the required parking for a hotel. The City has approved three other hotels with a 10 to 15% parking reduction with no adverse effects.

**CONDITIONS FOR APPROVAL**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Summary of Hearing" to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit (UP-99-41), Architectural Review Permit (AR-99-16) and Parking Exception (PE-99-09) shall not be valid for any purpose. The Use Permit, Architectural Review Permit and Parking Exception shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.

2. The applicant shall obtain a City of San Bruno building permit before construction can proceed.

3. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.

**Planning Commission Meeting  
February 15, 2000 - Page 4**

4. The proposed Use Permit, Architectural Review Permit and Parking Exception to construct a three story, 49 room hotel with one level of parking below grade and associated landscape and site improvements including a four space parking exception for providing 45 spaces where 49 are required in the General Commercial Zone District at 190 El Camino Real shall be built according to the plans, staff report and other materials approved by the Planning Commission on February 15, 2000 labeled Exhibit "B", except as required to be modified by these conditions of approval. Any modification to the approved plans and colors shall require prior review and approval by the Architectural Review Committee.
5. All lighting fixtures in the parking lot and on the building shall direct light downward and shall be equipped with shades to focus lighting onto the parking area, not onto adjacent properties. Accent uplighting is permitted on the El Camino Real frontage. No exterior lighting is permitted on the south and east elevations.
6. A landscape plan shall be provided for review and approval by the Architectural Review Committee prior to issuance of permits. All landscaping shall be automatically sprinklered, maintained and kept litter free. Native plants should be considered in the landscape palette.
7. The applicant shall enter into a Maintenance of Landscaping Agreement with the City prior to occupancy of the expansion. Failure to maintain this agreement shall result in calendaring this project for revocation of the permit.
8. The vent grills for the air conditioning units shall be painted to match the building.
9. All exterior building materials and colors shall be reviewed and approved by the Architectural Review Committee prior to issuance of building permits.
10. The fans and ventilation for the underground parking shall be located on the roof behind the parapet and directed toward El Camino Real. These units shall not exceed 60 DBS when measured at street level on the east property line.
11. Signage shall be limited to the following:
  - One cabinet sign on the third story above the lobby on the El Camino Real frontage and one on the third story of the San Felipe Avenue frontage;
  - A ground mounted monument sign at the corner of San Felipe and El Camino Real not to exceed eight (8) feet in height with colors and materials matching the building;
  - Directional and informational signs under four square feet may be placed in the parking area or on the building to indicate vacancy or a rating agency.
12. The motel operator shall contract with a shuttle or taxi service for guests (possibly in conjunction with the other hotels) to compensate for the shortage of parking spaces. If shuttle service is provided to the hotel, a passenger loading zone shall be requested from the Traffic Safety and Parking Committee.
13. Review the potential of creating a crosswalk on the south side of the San Felipe Avenue/El Camino Real intersection.
14. Provide at least one van accessible parking space and two spaces overall. A minimum of two units in addition to the manager's unit shall be handicap accessible.
15. Emergency access, natural light and ventilation are required from all units.
16. Three hour fire separation is required between the S-3 garage, the R-1 residential occupancy and at the elevator lobby in the garage.

**Planning Commission Meeting  
February 15, 2000 - Page 5**

17. Provide exit door to the outside from the stairwell on the north side of the building.
18. All corridors shall be "one-hour" rated.
19. Replace the small planter strip in the San Felipe right-of-way with new sidewalk. Enlarge tree wells to accommodate the larger trees.
20. Install anew six (6) foot wooden fence along the entire east property line and lower it to three (3) feet within 15 feet of San Felipe Avenue.
21. The applicant/developer shall comply with "Best Management Practices" for all grading and construction activities.
22. Construction noise and operations shall comply with existing San Bruno Ordinances. Demolition and mass grading activities shall be limited to Monday through Friday from 8:00 a.m. to 5:00 p.m.
23. The applicant shall comply with the following Public Works Department conditions of approval and "Commercial Building Permit Application Requirements":
  - a. Submit a current title report. The site plan shall show all easements on the property. No structure or building shall encroach onto any existing easement.
  - b. Repair and replace broken curb, gutter and sidewalk on El Camino Real and San Felipe Avenue. Remove all driveway approaches not in use and replace with new sidewalk, curb and gutter.
  - c. Show building and parking lot drainage. All roof drainage shall be diverted into the landscape areas to allow filtration and absorption of run-off. Any overflow shall be intercepted and drained to an underground storm water system. Storm water runoff shall comply with NPDES requirements.
  - d. Submit hydraulic calculations for water and sewer services. See attached "Commercial Building Permit Application Requirements" for more information. Submit utility plan showing location and profile for all utilities and details of connection to the City main. Install an adequately sized sewer lateral.
  - e. A site grading plan and grading permit shall be required.
  - f. Obtain an encroachment permit from the City for any work to be performed on the City right-of-way.
  - g. Install three separate meters with backflow prevention devices for domestic, irrigation and fireflow.
  - h. Stop signs are required at all exits onto city streets with red curbs on either side of all driveways. Use City standard for commercial driveway approaches.

**COMMERCIAL BUILDING PERMIT APPLICATION REQUIREMENTS FOR PUBLIC WORKS  
RELATED ITEMS**

The following items are to be shown on the plans or in the specifications.

Domestic and Irrigation Water Services

1. Maximum and Minimum flows in fixture units and g.p.m. for each meter. Minimum flow is typically defined as lowest demand fixture operating alone for domestic. For irrigation, minimum flows must take into account drip systems.
2. Size and location of each meter.
3. \*Size and location of service line.
4. Location and details of backflow device. Backflow devices will be required for all non-residential applications. In the case of remodels, a backflow device will be required when any plumbing work is planned.

Fire Sprinkler Supply Line

1. Location and details of backflow device.
2. \*Size and location of tap.
3. Material specifications and construction details for entire system up to building line.

Wastewater Service

1. Location and size of City Cleanout. Show City Cleanout details.
2. \*Plan and profile of lateral from City Cleanout to main.
3. \*Details of connection to main.

Street improvements within the Public Right-of-Way

1. Show location and details for all new work within the right-of-way. Degree of details required will vary depending on the complexity of the project.
2. Use City standard detail #8 for commercial driveways.
3. Remove and replace any cracked/settled sidewalk, curb and gutter. Replace the curbcuts on San Felipe Avenue with sidewalk, curb and gutter to city standards.
4. All work within the El Camino Real right-of-way will require a CalTrans permit.
5. Provide a title report. No encroachment on existing easements.
6. Red curb the frontage along El Camino Real with the exception of two parking spaces between the driveways.

Soil Grading and Drainage

1. A soil report shall be submitted with grading and site drainage drawings for plan check.
2. Cut/fill are required to be indicated on the drawings.
3. A permit for site grading will be required to be obtained from Public Works Department.
4. A curb drain for diverting site run-off to the street is required.

Site Plot Plan

1. Submit a drawing indicating property line, any recorded easement, and legal description of the site.
2. Install handicap ramp at the southeast corner of San Felipe Avenue and El Camino Real.

The items listed above are a minimum requirements, only. Additional requirements may be imposed on a case by case basis.

All of the above work items require a City of San Bruno Encroachment Permit. Encroachment Permit applications can be obtained at the Public Works Department adjacent to the Building and Planning Department. Encroachment Permits must be issued prior to issuance of related Building Permits.

**Planning Commission Meeting  
February 15, 2000 - Page 7**

Construction run-offs during August through April shall be managed utilizing guidelines delineated in "California Storm Water Best Management Practice Handbooks."

\* These items will not need to be shown if they are existing and will not be altered.

24. The applicant shall comply with the following Fire Department conditions of approval:

- a. All sprinkler systems to meet the requirements of NFPA #13. San Bruno Fire Department requires that all bathrooms, closets and pantries be fire sprinkled. Submit fire sprinkler plans to San Bruno Fire Department for approval.
- b. Provide six, 1½" wet hose cabinets, two on each floor, with 100 feet of 1½" polyester rubber-lined hose and a 1½" shut-off nozzle. Locations to be in each stairwell at each floor.
- c. Provide 5 lb. ABC fire extinguishers inside each hose cabinet.
- d. Provide electrically operated smoke detectors in each unit. The location of same to be approved by the San Bruno Fire Department.
- e. Provide new fire alarm system with 6" bell or similar signaling device on each floor. Pull stations are to be located near the exits on each floor. Submit fire alarm system plans for approval. Fire alarm system must meet all handicap requirements, as per Title 24.
- f. All exit signs to be illuminated and connected to a back-up system that is battery powered.
- g. Provide elevator recall if elevator shaft is over 25 feet, per Title 24.
- h. The Fire Dept. connection shall be placed on the El Camino Real elevation. A Class III standpipe system shall be placed in all stairwells.

25. The applicant shall comply with the following Police Department conditions of approval:

- a. Address numbers, at least 8" in height, shall be mounted on a contrasting background, easily visible from the street and lighted during the hours of darkness.
- b. If there are any sliding windows which are accessible from the ground they must have lift-out resisting hardware and secondary locks.
- c. Exterior entry doors on the building are to be metal or 1 3/4" solid core wood with a dead bolt lock with a bolt throw of at least 1".
- d. Any door glass or windows in or adjacent to the exterior doors and within reach (40") of the door locking device are to have burglary resistant glazing or be equivalently resistant.
- e. The applicant should consider installing an off-site monitored burglary and robbery alarm system.
- f. Ample lighting is to be provided in the garage parking area, and stairwells and around the exterior of the building on the street side during the hours of darkness and is to be at least 1 foot candle minimum maintained.

**Planning Commission Meeting  
February 15, 2000 - Page 8**

- g. Two handicap stalls are required per ADA. The painting and sign posting for the handicap parking stall must comply with standards set forth in California Vehicle Code section 22511.8. The parking lot must also be posted in compliance with California Vehicle Code section 22658(a) to allow the removal of illegally parked vehicles.
- h. All glass or glass like skylights on the roof shall be provided with rated burglary resistant glass or glass like acrylic material, or iron bars of at least one-half inch round or one by one-fourth inch flat steel material spaced no more than five inches apart under the skylight and securely fastened; or a steel grill of at least one-eighth inch material or two inch mesh under the skylight and securely fastened.
- i. A 190 degree peep viewer shall be installed in any door which does not have vision panels.

(C. Johnson advised of the seven day appeal period).

C. Birt returned as chair.

**5. 449 San Mateo Avenue (Tape File 399-B)**

**Request for a Parking Exception and Architectural Review Permit to allow a change in use from general retail to restaurant, resulting in a proposal with 15 parking spaces, where 38 spaces are required and to allow changes to the facade of the building which would be visible from the public right-of-way; per Sections 12.100.090 and 12.108.010.A of the San Bruno Zoning Ordinance. Parking Exception 99-10, Architectural Review Permit 99-19 (Public Hearing). Environmental Determination: Categorical Exemption Zoning: Central Business District (C-B-D)**

Mr. Boloyan entered staff report dated February 15, 2000 into the record. A digital photo presentation was provided. The applicant also provided a report on parking requirements and a parking survey.

C. Marshall commented the proposed sign seems larger than what is typically seen. Mr. Boloyan responded the sign meets the guidelines for projecting signs in the downtown area.

The public hearing opened. Baek Young Ahn, project architect and Yoahn Yun, tenant, were present. Mr. Ahn stated they would like to upgrade the existing building to an upscale Japanese restaurant. They do not believe the sign is out of scale with other signs in the area. In terms of parking, about one-half of the building area will be used for kitchen and support purposes. If the restaurant is full, there should be about 20 cars with an additional five for employees leaving a deficit of 10 spaces rather than 23. He conducted a parking survey on February 15, 2000 at 12:30 P.M. and found 28 vacant spaces in the two and five hour lots, 9 spaces at the Paper Moon lot, and 5 spaces at Mings's lot. Assuming that some of these spaces are used by employees whose businesses are not open in the evening, there would be more than enough spaces available.

C. Tobin asked about the planters proposed at the front of the building, how the tile wall would be repaired, and whether the sign would be illuminated. Mr. Ahn stated they would be stationery planters about 30" in diameter but they have not decided on the plant materials; the projecting sign would be neon and the others softly lit. C. Marshall inquired how the projecting sign would be attached to the building. Mr. Ahn stated the sign will have horizontal arms and steel frame siding which will be attached to the main building.

Discussion ensued regarding whether the tile wall should be painted, patched, or replaced. Mr. Ahn stated they do not propose to replace the tile wall but rather have it cleaned and patched. C. Petersen suggested that rather than trying to resolve this issue now, perhaps a condition of approval could be the

**Planning Commission Meeting  
February 15, 2000 - Page 9**

wall finish be reviewed and approved by the Architectural Review Committee. Mr. Boloyan clarified staff's belief that a general cleaning would greatly improve the appearance and it is unreasonable to request them to replace the entire wall structure.

Mike Kaiser, Fifth Avenue, stated the property owner has the two businesses on San Mateo Avenue as well as the property to the rear which fronts on El Camino Real. He should be required to remove the retail car lot fronting on El Camino Real and use this for parking for these businesses with their entrances from El Camino. Mr. Kaiser questioned how a garbage truck would get to the lots on San Mateo Avenue.

The hearing closed without objection.

C. Tobin pointed out garbage pick-up might be difficult if access to the receptacle was not from El Camino Real. Also, using the Teamsters building will give the restaurant the appearance that it is larger. The way the use is designated, it appears parking will not be a problem. The plant materials should be reviewed and approved by the Architectural Review Committee.

C. Marshall inquired if a problem arises regarding garbage pick up from the El Camino Real frontage, would the conditions of approval fall on the property owner as well as the applicant. Mr. Boloyan responded the only problem he foresees is if a portion of the property is sold since no easement has been granted. However, conditions of approval stay with the property so they would be required to abide by those conditions.

C. Schindler suggested the tile wall could be improved by cleaning and patching of joints and reviewed and approved by staff rather than the Architectural Review Committee.

M/S Petersen, Schindler that the San Bruno Planning Commission approve Architectural Review Permit 99-19 and Parking Exception 99-10 pursuant to the following Findings of Fact and Conditions; passed by the following vote:

AYES: C. Petersen, Schindler, Tobin, Sammut, Johnson, Marshall, Birt

NOES: None                      ABSENT: None

**FINDINGS FOR APPROVAL**

1. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday, February 5, 2000, and notice mailed to property owners within 300 feet of the project site on February 1, 2000.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301(a): Existing Facilities - Interior or exterior alterations.
5. The strict application of the provisions of this chapter would cause particular difficulty or undue hardship in connection with the use and enjoyment of said property because of the existing building covers the entire parcel and does not provide an opportunity for off-street parking.

**Planning Commission Meeting  
February 15, 2000 - Page 10**

6. The establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in this chapter as are reasonably possible because the subject property does not have any feasible space to add off-street parking.
7. The intensity of the proposed operation will not create a hazardous or inconvenient vehicular or pedestrian traffic pattern in relation to the general character of the surrounding downtown because there are other restaurants of similar nature found in the vicinity.
8. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding uses because there are adequate sidewalks and crosswalks to allow pedestrians to access the on-street parking or public parking lots on the other side of the street.
9. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood because there is no physical change to the size of the existing structure, the changes to the exterior finish will be an improvement over the existing building, and the changes are compatible with the surrounding structures.
10. The general appearance of the proposed restaurant will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood because the design is consistent with the Downtown design guidelines.
11. The proposed use is consistent with the San Bruno General Plan which permits restaurants in the neighborhood/community commercial land use designation.
12. The proposed use is consistent with the San Bruno Redevelopment Project Area Plan, adopted on July 1999.

**CONDITIONS FOR APPROVAL**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Summary of Hearing" to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Architectural Review Permit (AR) 99-19 and Parking Exception (PE) 99-10 shall not be valid for any purpose. AR 99-19 and PE 99-10 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The request for a Parking Exception and Architectural Review Permit to allow a change in use from general retail to restaurant, resulting in a proposal with 15 parking spaces, where 38 spaces are required and to allow changes to the facade of the building which would be visible from the public right-of-way shall be built according to plans approved by the Planning Commission on February 15, 2000, labeled Exhibit "B," except as required to be modified by these Conditions of Approval. The approved colors of the facade shall match those in Exhibit "D", and any future change shall be approved by the Architectural Review Committee. Any modification to the approved plans shall require prior approval by the Director of Planning and Building.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.

**Planning Commission Meeting  
February 15, 2000 - Page 11**

5. No trash pickup or supply deliveries shall occur to or from the San Mateo Avenue frontage. All of this type of activity shall be conducted from the rear access to the building, along El Camino Real.
6. Prior to building permit approval, the applicant shall create a new covered trash enclosure to replace the existing dilapidated trash area in the rear of the building.
7. Prior to issuance of a building permit, the applicant shall clean and repair the existing red tile on the front elevation to the satisfaction of the Community and Economic Development Director. Following occupancy, the applicant shall maintain this tile and the remaining front elevation of 449 San Mateo Avenue in a clean state.
8. The proposed restaurant shall operate between the hours of 11:00 a.m. and 2:30 p.m and 5:00 p.m. and 10 p.m., Tuesday through Sunday. Any increase in the hours of operation shall require approval of the Planning Commission.
9. If alcohol is to be served at this premises, the applicant shall comply with all Alcohol and Beverage Control requirements.
10. The applicant follow all San Mateo County Health Department requirements regarding the creation of a new restaurant.
11. Planters and associated plants shall be maintained. The planters shall not be placed or stored in the public right-of-way.

(C. Birt advised of the seven day appeal period).

**6. 450 Third Avenue (Tape File 400-A)**

**Request for a Use Permit and Architectural Review Permit to allow for the installation of wireless communications antennae for Sprint on a 50 foot tower located along the east side of the school property just south of the basketball courts and an equipment area at the edge of the field which would be visible from the public right-of-way; per Sections 12.84.090.D, 12.84.160, 12.96.060.D and 12.108.010.A of the San Bruno Zoning Ordinance. Use Permit 99-46, Architectural Review Permit 99-18 (Public Hearing) Environmental Determination: Categorical Exemption Zoning: Single-Family Residential (R-1)**

Mr. Padovan entered staff report dated February 15, 2000 into the record. A digital photo presentation was provided. C. Schindler asked for confirmation on the fence height. Mr. Padovan responded it would be eight feet at one side sloping to six feet to allow for balls to roll off.

The public hearing opened. Jonas Ionin was present to represent Green Drake Engineering, the applicant. C. Tobin stated the Architectural Review Committee had questions about the impact this would have on the underground utility lines running through the playground and softball fields. That Committee also asked that shrubbery be placed around the perimeter of the equipment cabinet and information on noise be provided. C. Tobin requested plants indigenous to California be used. Mr. Ionin responded the choice of plant materials was left open to the Commission, however, he would relay this request to Sprint. There is a possibility of wind generated noise but due to the wind direction, this would be carried toward the airport rather than the residential areas.

Ms. Chauna, Third Avenue, asked about the health impacts of these antennae and also stated shrubbery should be planted and maintained.

Mr. Ionin stated there are FCC standards regulating these antennae and Sprint is well below what's allowed.

**Planning Commission Meeting  
February 15, 2000 - Page 12**

M/S Sammut, Tobin that the San Bruno Planning Commission approve Architectural Review Permit 99-18 and Use Permit 99-46 subject to the following Finding of Facts and Conditions; passed by the following vote:

AYES: C. Sammut, Tobin, Johnson, Marshall, Schindler, Petersen, Birt  
NOES: None                      ABSENT: None

**FINDINGS FOR APPROVAL**

1. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday, February 5, 2000, and notice mailed to property owners within 300 feet of the project site on February 1, 2000.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The Use Permit and Architectural Review Permit to allow for the installation of wireless communications antennae on a 50 foot tower located along the east side of the school property just south of the basketball courts and an equipment area at the edge of the field which would be visible from the public right-of-way will not be injurious or detrimental to properties and improvements in the neighborhood or to the general welfare of the city because the equipment will blend with existing structures and landscaping and there are no discernable health risks associated with this type of technology.
5. The general appearance of the antennae are in keeping with the character of the area and will not be detrimental to the adjacent real property because the structures are at the same scale as existing structures, will be of similar color to surrounding structures, will be screened by landscaping where possible and its location behind a school and adjacent to a ballpark and open space reduces their visual impacts to residential areas.
6. The proposed antennae will not unreasonably restrict or interfere with light and air on the property and other properties in the vicinity, will not hinder or discourage the appropriate development and use of the school and ballpark, nor impair the value thereof, and is consistent with the design and scale of the surrounding structures. The antennae will not exceed the maximum height in the residential area and due to their size and location, should not have any impact on light and air to adjacent properties.
7. The construction of the antennae is consistent with the San Bruno General Plan, which allows for accessory structures for communications purposes.
8. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 11, Section 15311: Construction of minor structures accessory to existing commercial facilities.

**CONDITIONS OF APPROVAL:**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Summary of Hearing" to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed the Use Permit (UP-99-46) and Architectural Review Permit (AR-99-18) shall not be valid for any purpose. The use permit shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one year date.

**Planning Commission Meeting  
February 15, 2000 - Page 13**

2. The proposed installation of wireless communications antennae on a 50 foot tower adjacent to the Belle Air School ballfield and an equipment area at the edge of the field shall be built according to the plans approved by the Planning Commission on February 15, 2000 labeled Exhibit "B", except as required to be modified by these conditions of approval. Any modification to the approved plans shall require prior review and approval by the Director of Planning and Building.
3. The applicant shall obtain a City building permit before construction can proceed.
4. The entire height of the tower and all equipment shall not exceed 50 feet from ground level. The array and pole shall be left in their natural galvanized state to better blend with the sky.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
6. Provide fire protection systems for the equipment cabinets.
7. The fenced enclosure around the equipment cabinets shall be screened using native shrubs (5 gallon minimum size) with automatic irrigation. Plants shall consist of taller growing shrubs.
8. The contractor/Sprint PCS shall repair any and all damage done to existing facilities including but not limited to the repair of all fencing, asphalt, playgrounds and turf. Contractor shall contact USA prior to any trenching.
9. The cyclone fencing around the equipment cabinets shall be a maximum of eight feet in height with no barbed wire. Plastic, green colored slats shall be used. The equipment area shall be covered with a wire mesh screen to prevent the entry of play equipment.
10. Remove all trash, debris and dead landscaping from the immediate area (within the triangular area). Replant with turf and native vegetation where appropriate. No removal of trees or large shrubs are permitted.
11. Should this facility cease to operate for a period of six months, all appurtenant structures shall be removed by the applicant.
12. No signage shall be placed on or attached to the antennae or accessory equipment.
13. Landscaping indigenous to California shall be planted and maintained by the applicant.

(C. Birt advised of the seven day appeal period).

(C. Sammut left at 8:50 P.M.)

**7. Specific Plan Study Session**

**Environmental Determination: Environmental Impact Report. Zoning: Administrative Research (A-R), Neighborhood Commercial (C-N), High Density Residential (R-4), Open Space (O) - Public Comment**

A list of the proposed uses in the Specific Plan Area was provided to the Commission. Even though the County has asked that a homeless shelter be considered, this is not included as a public/quasi-public

**Planning Commission Meeting  
February 15, 2000 - Page 14**

facility. C. Schindler asked for clarification on excluding liquor stores. Mr. Padovan stated a liquor store per se would be excluded but not liquor sales at a hotel or convenience store.

It looks like GSA is going forward with plans to sell the property to the highest bidder on June 30, 2000. Building B103 will be sold as part of the package, however, about five acres will be retained by the Marine base.

Mr. Padovan advised a tour of the site has been arranged for Wednesday, February 16, 2000 at 8:30 A.M.

Public discussion opened and closed without comment or objection.

**8. City Staff Discussion**

Mr. Foscardo commented that C. Sammut is the Planning Commission representative on the Downtown Committee and comments on the utilization of some of the parking lots will be provided to that Committee.

The Architectural Review Committee will meet March 16, 2000 with C. Birt, Schindler. The Planning Commission will meet March 21, 2000.

**9. Planning Commission Discussion**

C. Petersen asked the schedule for the General Plan update. Mr. Foscardo stated everything originally depended on BART and then the city wanted to develop a specific plan and put that into the general plan, however, there are various sections that can now be updated which are independent of these studies. C. Tobin asked the Planning Commission's role in the Specific Plan and General Plan. Mr. Foscardo responded it is the Commission's responsibility to make recommendations on these plans to the City Council. The CAC established for the Navy site is an advisory committee to the Commission. He would like to see a Specific Plan in place so a developer will know what they can do with the site. There could be a difficulty in this regard, if an election is needed because of the height and garage restriction.

**10. Adjournment**

The meeting adjourned at 9:08 P.M. by motion made and passed unanimously.

Respectfully submitted,

George D. Foscardo  
Planning Commission Secretary

Janet Aki, Recording Secretary